



## 108 Brougham Road, Marsden

This substantial stone-built end terraced home is realistically priced to reflect that it is ready for a programme of renovation. It offers a fantastic opportunity for you to put your own ideas into practice and create a fabulous family home that suits your own needs. The accommodation is laid out over 4 floors and briefly comprises hall, lounge, and dining kitchen to the ground floor, basement level utility/workshop, keeping cellar, and fuel store, 2 bedrooms and bathroom to the first floor, and 2 further bedrooms on the second floor. Externally, it has access to a large garden and patio areas. It is within a short walk of the village centre where you will find a good range of shops, cafes, restaurants, a train station, and a regular bus service.

### Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
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[wmsykes.co.uk](http://wmsykes.co.uk)

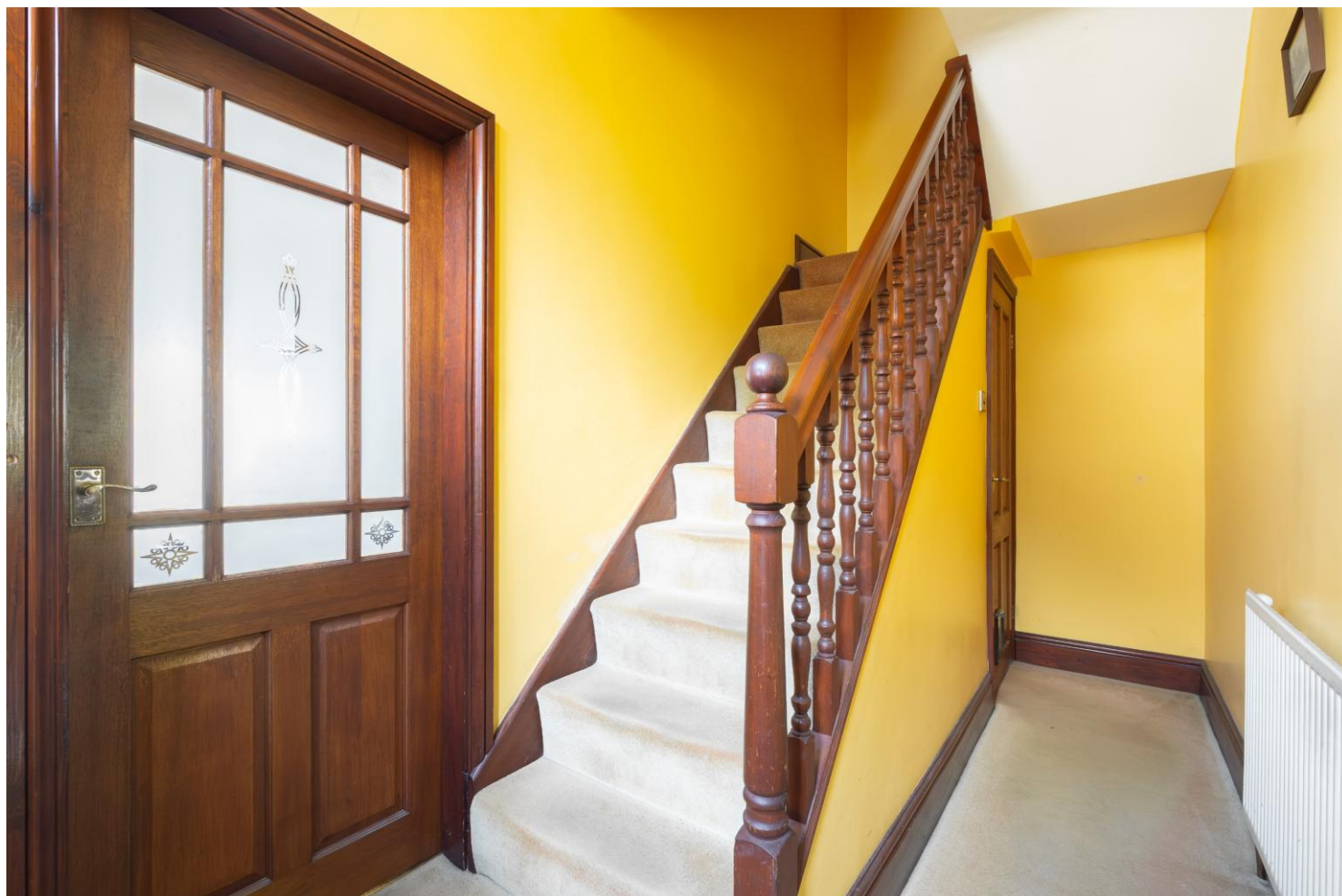
### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk

## Accommodation:

### GROUND FLOOR

The side entrance door opens into:-



### Hall

With staircase rising to the first floor, and access to the staircase that takes you down to the basement.



### Lounge

13'5" x 12'11"

Having a window to the front, frosted window to the side, and a gas fire with timber surround and a marble back.



### Dining Kitchen

13'3" x 11'5"

A nice spacious dining kitchen fitted with a good range of wall, drawer and base units having ample worksurfaces over which incorporate a 1½ bowl stainless steel sink with mixer tap. There is a 4-ring gas hob with extractor hood over, electric oven, integral fridge/freezer, tiled splashbacks, wood effect flooring, and a window providing pleasant views to the rear.

### BASEMENT



### Utility/Workshop

17'5" x 13'3"

A really flexible, good sized space which has plumbing for a washing machine, frosted window to the rear providing natural light, external door to the rear, and wall mounted central heating boiler.

### Keeping Cellar

12'11" x 8'1"

Good storage space which has the original stone keeping slab in situ.

### Fuel Store

8'6" x 4'9"

The original coal store now offering more space to be utilised.

## FIRST FLOOR



### Landing

Having a window to the side and door giving way to the staircase that takes you up to the second floor.



### Bedroom 1

**13'5" x 12'11"**

A good-sized double bedroom with window to the front.



### Bedroom 2

**11'5" x 8'2"**

This very generously sized single bedroom enjoys lovely views to the rear.



### **Bathroom**

**11'4" x 6'11" (4'11" min)**

Fitted with a white suite comprising a corner bath, shower cubicle with mains fed shower over, low flush w.c., and a wash basin on vanity unit set into a recess with tiled splashback and cupboard beneath. There is a frosted window to the rear, wood effect flooring, and inset ceiling spotlighting.

### **SECOND FLOOR**

A small landing area gives access to both rooms.



### **Bedroom 3**

**13'6" x 16'1" (13'0" min)**

This double bedroom has some limited head height as the ceiling slopes in line with the roof pitch. There is a window to the side, and exposed beams.



**Bedroom 4** **13'4" x 10'4"**

Another double room which also has a sloping ceiling following the pitch of the roof. It has a velux roof window, access to eaves storage, and exposed beams.



**Outside Rear**



### **OUTSIDE**

There is access to a good-sized flagged terrace with steps down to a lawned garden and a paved patio at the rear.

### **Please Note**

In keeping with good Estate Agency practice, we would like to inform all interested parties that the owner of this property is a relative of an employee of Wm Sykes & Son.

### **Viewing**

By appointment with Wm. Sykes & Son.

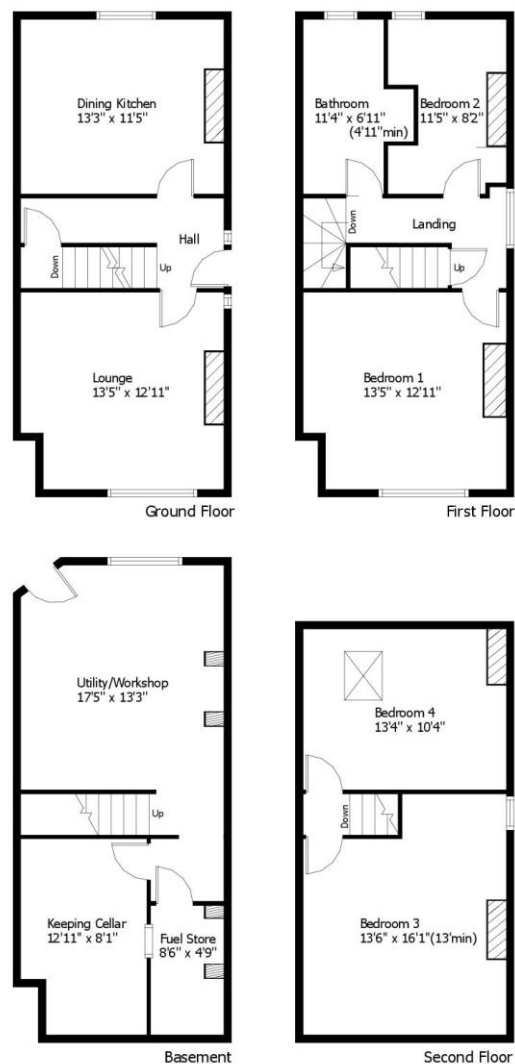
### **Location**

Travelling to Marsden from Slaithwaite, Brougham Road will be found on the right just after the first zebra crossing.

## Additional Information

- Council Tax – Band A
- Tenure – Freehold
- There is a right of way along the rear of the terrace
- Energy Rating 66 (Band D)
- Utilities:-
  - Water – mains
  - Electricity – mains
  - Drainage – mains
  - Gas – mains
  - Heating – gas fire central heating and a gas fire in the lounge.
  - Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows a range of broadband services, including ‘Ultrafast Fibre Broadband’ (Fibre to Premises FTTP), are available in this area and mobile coverage at the property is offered by several providers.

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